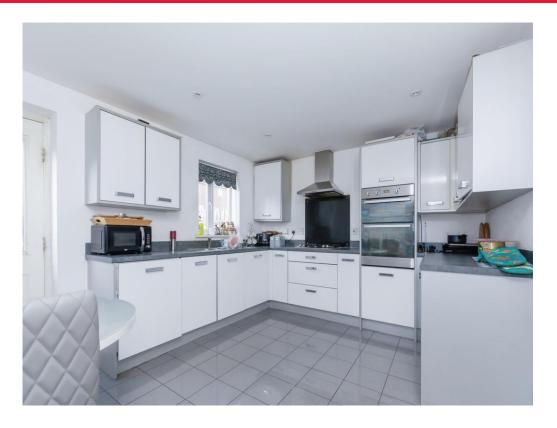


Connells

Humberstone Lane Leicester

Humberstone Lane Leicester LE4 9JR







Property Description

Spacious Family home close to local amenities including shops and access to local transport including motorway, this lovely home comprises of W.C, Kitchen, Reception room and dining room to ground floor.

First floor comprises of Lounge, Two Double bedrooms one of which features an En-suite bathroom.

To the second floor there are two double bedrooms one with on suite and a separate family bathroom.

Outside comprises of rear courtyard style garden and 2 parking spaces with a visitor space included.

Features A Courtyard style Garden, With a Shed Water Point and Two Parking Spaces.

Lounge

12' 6" x 15' 2" (3.81m x 4.62m)

Comprises of Two Double Glazed Windows, Two Radiators, Laminated Flooring and TV Point.

Dining Room

8' 10" x 10' 8" (2.69m x 3.25m)

Comprises of Laminate Flooring, Double Glazing and Radiator.

Reception Room

9' 5" x 18' 8" (2.87m x 5.69m)

Comprises of Laminate Flooring, Radiator, French Doors, TV Point and Rear door with

Single Pain Windows sides and Centre.

Kitchen

10' 11" x 15' 1" (3.33m x 4.60m)

Comprises of Tiled Flooring, Double Glazing, White cupboards with Grey Tops, Oven with grill and 4 Hobs Built in, Built in Dishwasher, Built in Washing Machine and Dryer, Built in Fridge Freezer and Radiator.

Toilet

3' 7" x 6' 1" (1.09m x 1.85m)

Comprises of Sink with Mixer Taps, W.C, Tiled in Splash Area, Tiled Flooring and Radiator.

Bedroom 1

15' 9" x 18' 10" (4.80m x 5.74m)

L Shaped Room, Laminated Flooring, Built in Cupboards, Radiator, Double Glazing and TV Point.

En-Suite

5' 8" x 9' 4" (1.73m x 2.84m)

Comprised of Tiled Flooring, Tiled in Splash Area, Towel Rack, Sink with Mixer Taps, Shower unit and Double Glazing.

Bedroom 2

 $9' \times 13' (2.74m \times 3.96m)$

Comprises of Laminated Flooring, Double Glazing, Built in Wardrobes, Radiator and En-Suite.

En-Suite

5' 11" x 6' 2" (1.80m x 1.88m)

Double Glazed Skylight, Tiled Flooring, W.C, Shower Unit, Tiled in Splash Area and Sink With Mixer Taps.

Bedroom 3

10' 3" x 12' 11" (3.12m x 3.94m)

Comprises of Double Glazed window, Radiator, Laminate Flooring and Two Built in Cupboards.

Bedroom 4

9' x 9' 8" (2.74m x 2.95m)

Comprise of Laminate Flooring, Double Glazing and Radiator.

Bathroom

5' 10" x 6' 5" (1.78m x 1.96m)

Comprises of Tiled Flooring, Tiled in Splash Area, Sink with Mixer Taps, W.C, Bath with Shower and Towel Rack.

Agent's Note

Currently, the Vendors' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.

















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This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

view this property online connells.co.uk/Property/LTR322685



Tenure: Freehold



^{1.} MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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